



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 420690 BC Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      FF, MNSD, MNDC, O

### Introduction

This is an application for a monetary order for \$2660.00.

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

I first dealt with the preliminary matter, as the respondent stated that he believes that neither he nor his company should have been named on this application for dispute resolution as they are not the landlords.

### Analysis

I reviewed all the documentation supplied by both the applicant and the respondent, and it is my finding that the respondents named by the applicants in this application are incorrect and are not the landlord's in this matter.

The respondents have supplied a letter dated November 14, 2011 from CE in which she discusses the fact that the cheque for the security deposit is enclosed and also states under her signature that she is signing for the owners CE and the Family Trust.

The applicants have also supplied copies of e-mails that circulated between themselves and CE, and it's obvious from reading those e-mails that the applicants were aware at that time that CE was the landlord and were corresponding with her as such.

I am therefore not willing to proceed with this hearing with incorrect respondents having been named.

### Conclusion

This application is dismissed with leave for the applicants to reapply, naming the proper respondent(s).

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: July 23, 2013

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Residential Tenancy Branch

